

Prepared by and Return to:  
Wilson & Wilson, LLC  
3710 Commercial Ave., #14  
Northbrook, IL 60062

**UNOFFICIAL COPY**

Doc#. 2024162198 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/28/2020 03:20 PM Pg: 1 of 5

Dec ID 20200701624653

**TRUSTEE'S DEED  
IN TRUST  
(ILLINOIS)**

THIS INDENTURE, made this 7th day of July, 2020, between LOUISE H. BURTON, as Sole Trustee of the LOUIS E. HUNTER TRUST DATED SEPTEMBER 3, 1998, grantor, and LOUISE H. BURTON, or her successor(s) in trust, as Sole Trustee of the ROSEMARY V. HUNTER TRUST DATED SEPTEMBER 3, 1998, and any amendments thereto, grantee,

WITNESSETH, That grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook, and State of Illinois, to wit:

UNIT NUMBER 4-"A" AS DELINEATED ON PLAT OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 1 IN MATTHIES RESUBDIVISION OF LOT 1 (EXCEPT THOSE PARTS THEREOF TAKEN FOR PUBLIC STREET PURPOSES) IN OWNER'S DIVISION OF THAT PART OF LOT 39 OF THE COUNTY CLERKS DIVISION OF THE WEST 1/2 OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF RIDGE AVENUE, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM MADE BY NATIONAL BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION NOT INDIVIDUALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 17, 1980 AND KNOWN AS TRUST NUMBER 3426, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22495754 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE

Village of Wilmette                      EXEMPT  
Real Estate Transfer Tax      JUL 13 2020  
Exempt - 12611                      Issue Date \_\_\_\_\_

**THE ATTACHED TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE REAL ESTATE TRANSFER ACT.**

*Louise H. Burton*  
Signature

7-7-2020  
Date

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COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number: 05-33-301-063-1028

Address of Real Estate: 235 Ridge Road, Unit 4A, Wilmette, Illinois 60091

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real

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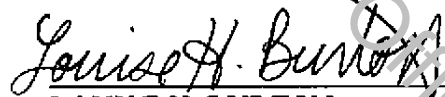
estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

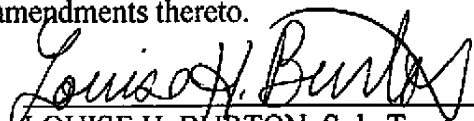
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor, as sole trustee as aforesaid, has hereunto set her hand and seal the day and year first above written.

 (SEAL)  
 LOUISE H. BURTON  
 As sole trustee as aforesaid

The foregoing transfer of title/conveyance is hereby accepted by LOUISE H. BURTON, of Wilmette, Illinois, as Sole Trustee under the provisions of the ROSEMARY V. HUNTER TRUST DATED SEPTEMBER 3, 1998, and any amendments thereto.

  
 LOUISE H. BURTON, Sole Trustee as  
 aforesaid



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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7-7-2020 Signature Louise H. Burton  
Grantor or Agent

Subscribed and sworn to before me by the said Louise H. Burton affiant  
this 7<sup>th</sup> day of July, 2020

Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 7-7-2020 Signature Louise H. Burton  
Grantor or Agent

Subscribed and sworn to before me by the said Louise H. Burton affiant  
this 7<sup>th</sup> day of July, 2020

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)